

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixth day of September 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Chairman
John Gober, Member
Lawrence Korzeniewski, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Michael Myszka, Member

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Jeffrey H. Simme, Building & Zoning Inspector
Robert Harris, Engineering Consultant - Wm. Schutt & Associates
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

September 6, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 6, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn
Encl.

Meeting called to order by Chair Keysa at 7:32 PM. Motion was made by Rebecca Anderson to approve the minutes from the August 16, 2006 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

PLEDGE OF ALLEGIANCE

COMMUNICATIONS -

ACTION ITEMS -

SITE PLAN REVIEW - PROPOSED CONSTRUCTION OF A MAXIMUM 24-UNIT AIRCRAFT HANGAR AT 4343 WALDEN AVENUE, LANCASTER. PERSON DESIGNATED TO RECEIVE CORRESPONDENCE IS MARY KAY GENTHNER, PE, PASSERAO ASSOCIATES. T-ALL

Mary Kay Genthner, PE, Passero Associates, and Thomas Gelles, owner, presented to the Planning Board the site plan for the proposed 24-unit aircraft hangar at the Buffalo-Lancaster Airport located at 4343 Walden Avenue. The proposed T-hangar will be located north of the existing T-hangar. The plan shows additional asphalt pavement to be installed. Chair Keysa questioned whether a larger detention basin will be needed. Ms. Genthner told the Planning Board that the existing detention basin will accommodate this project, since this project was taken into consideration when the detention basin was originally built. Sewer system and electrical system will be extended from the most recently constructed building.

DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board. Motion seconded by John Gober and unanimously carried.

TRAFFIC STUDY REVIEW - DEER RUN ESTATES SUBDIVISION, PROJECT LOCATION ON LAKE AVENUE, SOUTH OF WILLIAM STREET. THIS STUDY WAS A REQUEST OF THE PLANNING BOARD.

This project was presented at the August 16, 2006 Planning Board meeting. The Planning Board requested additional information to be submitted and to return to the next scheduled Planning Board meeting.

Traffic Study - Kenneth Nigro owner of Deer Run Estates, and Glen Cooley of E&M Engineering, presented to the Planning Board the traffic study report for Deer Run Estates Subdivision. Mr. Cooley questioned whether Robert Harris had looked over the Windsor Ridge South traffic study which Mr. Harris received just prior to the August 16, 2006 Planning Board meeting, and if he had any comments. Mr. Harris stated that the Windsor Ridge traffic study indicates a 1.5% increase in traffic per year along the Lake Avenue corridor and a need for a signal at the William St/Penora St. intersection. There were general recommendations for the local intersections in the Windsor Ridge traffic study, but nothing specific. There was some discussion regarding whether the developers in this area should be responsible for the improvements to these intersections.

Councilmember Donna Stempniak stated that she did not know if her colleagues on the Town Board will vote on any more developments in the south end of the Town until a traffic study is completed for the area of the Town south of Broadway. The Planning Board recommended that the Town Attorney's office provide the Town Board with clarification of the comprehensive traffic plan south of Broadway.

Wetlands - Donald Owens, Earth Dimensions, presented to the Planning Board a letter dated December 8, 2005, from the Army Corps of Engineers to Alan Nigro accepting submission as to the location of wetlands for federal wetlands jurisdiction. He also said that the resource map does not show New York State wetlands on this parcel. Member Anderson stated that the request from the Planning Board was for the Town to request that a wetlands delineation to be done for this project by New York State Dept. of Environmental Conservation (NYSDEC). She said that there is a possibility that there may be Henslow Sparrows, an endangered species, nesting in that area. This project is at the sketch plan stage, and since no action will be taken on this project until after a traffic study of the southern part of the Town is completed, there is time for the delineation to be completed. The Planning Board recommended that the Town Attorney's office send a letter to the NYSDEC as soon as possible requesting a delineation of this project due to the possibility of this area being a habitat for Henslow Sparrows. There is an urgency in this matter due to the fact that the Henslow Sparrows will be migrating within the next month.

DETERMINATION

Based on the information presented to the Planning Board, Rebecca Anderson made a motion to recommend that the Town Board request the Town Attorney's office to provide the Town Board with clarification of the traffic plan for the area of the Town south of Broadway. Motion seconded by Melvin Szymanski and unanimously carried. A motion was also made by John Gober to recommended that the Town Board ask the Town Attorney's office to send a letter to the NYSDEC as soon as possible requesting a delineation of this project due to the possibility of a habitat for Henslow Sparrows existing in this area. This project will be adjourned until a NYSDEC delineation has been completed and comments are received by the Town and clarification regarding the traffic plan for the area south of Broadway. Motion seconded by Rebecca Anderson and unanimously carried.

OTHER MATTERS - None

At 8:20 PM John Gober made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.